



**AGENDA OF THE REGULAR SESSION  
CITY OF AUBURN PLANNING COMMISSION  
1225 LINCOLN WAY, AUBURN, CA 95603**

**February 5, 2013  
6:00 PM**

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**Planning Commissioners**

Matt Spokely, Chairman  
Roger Luebke  
Bob Snyder  
Fred Vitas  
Lisa Worthington

**City Staff**

Will Wong, Community Development Director  
Reg Murray, Senior Planner

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. APPROVAL OF MINUTES**

January 15, 2013

**IV. PUBLIC COMMENT**

This is the time provided so that persons may speak to the Commission on any item not on this agenda. Please make your comments as brief as possible. The Commission cannot act on items not included on this agenda; however, the items will be automatically referred to City staff.

**V. PUBLIC HEARING**

**A. DESIGN REVIEW PERMIT AMENDMENT AND VARIANCE AMENDMENT – CENTURY LIGHTING BLDG 4 (12830 EARHART AVENUE) – FILE DRP AMEND 90-15(A) & VA 92-34(A).** The applicant requests approval of a Design Review Permit Amendment and a Variance Amendment for Century Lighting Building #4 at 12830 Earhart Avenue in the Auburn Airport Industrial Park (Files # DRP Amend 90-15(A); VA Amend 92-34(A)). The Design Review Permit Amendment addresses the proposed site design and architecture for a 2,700 square foot building addition, while the Variance request is required to permit encroachment into the side yard and rear yard building setbacks.

## **VI. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS**

- A.** City Council Meetings
- B.** Future Planning Commission Meetings
- C.** Reports

## **VII. PLANNING COMMISSION REPORTS**

The purpose of these reports is to provide a forum for Planning Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

## **VIII. FUTURE PLANNING COMMISSION AGENDA ITEMS**

Planning Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

## **IX. ADJOURNMENT**

Thank you for attending the meeting. The Planning Commission welcomes your interest and participation. If you want to speak on any item on the agenda, as directed by the Chairman, simply go to the lectern, give your name, address, sign in and speak on the subject. Please try to keep your remarks to a maximum of five minutes, focus on the issues before the Planning Commission and try not to repeat information already given to the Commission by a prior speaker. Always speak into the microphone, as the meeting is recorded on tape. It is the policy of the Commission not to begin consideration of a project after 10:00 PM. Such projects will be continued to the next meeting.

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department during normal business hours.

**MINUTES OF THE  
AUBURN CITY PLANNING COMMISSION MEETING  
January 15, 2013**

The regular session of the Auburn City Planning Commission was called to order on January 15, 2013, at 6:33 p.m. by Chair Spokely in the Council Chambers, 1225 Lincoln Way, Auburn, California.

**COMMISSIONERS PRESENT:** Luebkehan, Snyder, Spokely, Vitas, Worthington

**COMMISSIONERS ABSENT:**

**STAFF PRESENT:** Will Wong, Community Development Director  
Reg Murray, Senior Planner

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES**

June 19, 2012  
July 17, 2012  
November 6, 2012  
November 20, 2012

**III. PUBLIC COMMENT**

None

**IV. PUBLIC HEARING**

**A. ARCHITECTURAL DIRECTION – CENTURY LIGHTING BLDG 4 (12830 EARHART AVENUE) – FILE DRP AMEND 90-15A.** The applicant requests direction regarding the architectural treatment proposed for an addition to the building located at 12830 Earhart Avenue in the Auburn Airport Industrial Park.

Planner Murray summarized the current project being proposed by the applicant which includes a 2,700 square foot building addition on the east side of Century Lighting Building #4. The project will require a Design Review Permit (DRP) for the site design, architecture, and landscaping, and a Variance (VA) for encroachment into the side and rear yard building setbacks. Based on the needs of their tenant and timing concerns for construction of the addition, the applicant is requesting that the Planning Commission review the proposed architecture and provide direction as to whether they support the proposal or not. The entitlements for the DRP and VA would return to the Commission at a subsequent hearing.

Chair Spokely asked about setbacks in regards to the building at 12810 Earhart Avenue, immediately to the west of Building 4.

Planner Murray reviewed setbacks for the properties to the east and west of Building 4 and the variance history for the Sierra West Industrial Center to the east.

Commissioner Vitas asked if parking was an issue for the project.

Planner Murray indicated that the parking provided on the property exceeds the City's requirements.

Commissioner Worthington noted some differences between the original architectural submittal and the current proposal and sought clarification on a couple issues including materials, colors, and building height.

Planner Murray confirmed that the materials and colors of the addition would match the existing building and that the building height of the expansion would be consistent with the existing building as well.

Commissioner Snyder asked where the existing refuse enclosures were located.

Planner Murray noted that an existing refuse enclosure is present near the northeast corner of the proposed addition.

Chairman Spokely opened the public hearing. No one spoke to the project and Chairman Spokely closed the public hearing.

Commissioner Snyder **MOVED** to support the proposed architectural treatment as presented.

Commissioner Vitas **SECONDED** the motion.

AYES:	Luebke, Snyder, Spokely, Vitas, Worthington
NOES:	None
ABSTAIN:	None
ABSENT:	None

The motion was **APPROVED**.

## **V. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS**

### **A. City Council Meetings**

Director Wong commented that the City Council will be considering at an upcoming hearing whether to establish naming procedures for City streets. If Council gives staff direction to develop a street naming ordinance, it will come before the Planning Commission for review and comment before being forwarded to City Council for action.

**B. Future Planning Commission Meetings**

Director Wong commented that there will be a Commission meeting on February 5, 2013.

**C. Reports**

Commissioner Luebkehan provided the Commission with a report from the Traffic Committee.

**VI. PLANNING COMMISSION REPORTS**

The purpose of these reports is to provide a forum for Planning Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

None

**VII. FUTURE PLANNING COMMISSION AGENDA ITEMS**

Planning Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

None

**VIII. ADJOURNMENT**

The meeting adjourned at 6:54 p.m.

Respectfully submitted,

Reg Murray



## **CITY OF AUBURN**

**Planning Commission – Staff Report**

**Meeting Date: February 5, 2013**

**Prepared by: Reg Murray, Senior Planner**

**ITEM NO.  
V-A**

**ITEM V-A:    DESIGN REVIEW PERMIT AMENDMENT AND VARIANCE  
AMENDMENT – CENTURY LIGHTING BLDG 4 (12830 EARHART  
AVENUE) – FILE DRP AMEND 90-15(A) & VA 92-34(A).**

**REQUEST:**    The applicant requests approval of a Design Review Permit Amendment and a Variance Amendment for Century Lighting Building #4 at 12830 Earhart Avenue in the Auburn Airport Industrial Park (Files # DRP Amend 90-15(A); VA Amend 92-34(A)). The Design Review Permit Amendment addresses the proposed site design and architecture for a 2,700 square foot building addition, while the Variance request is required to permit encroachment into the side yard and rear yard building setbacks.

**RECOMMENDED MOTION (APPROVAL):**

- A.    Move to adopt Planning Commission **Resolution 13-1**, thereby approving a Design Review Permit amendment and Variance amendment to allow construction of a 2,700 square foot addition to Century Lighting Building #4 at 12830 Earhart Avenue (Files # DRP Amend 90-15(A); VA Amend 92-34(A)) as presented, or as amended by the Planning Commission.

**ALTERNATIVE MOTION (DENIAL):**

- B.    Move to direct staff to amend Planning Commission Resolution 13-1 for denial of the applications and provide it for the Planning Commission's consideration at the February 19, 2013 meeting.

**BACKGROUND:**

Owner/Applicant:    Keith Estes; P.O. Box 6793; Auburn, CA 95604; (530) 823-1004

Location:    12830 Earhart Avenue (APN: 052-010-029); see Attachment 1

Lot Size:    2.94 acres

**Project Site:**

    Zoning – Airport Industrial with Design Control (AI-DC)

    General Plan – Industrial/Public (IND/P)

    Land Use – Existing industrial warehouse & office

**Surrounding Land Uses:**

North – Existing industrial warehouse & office  
East – Existing industrial warehouse & office  
South – PG&E Rock Creek reservoir (Placer County)  
West – Existing industrial warehouse & office

**Surrounding Zone Districts:**

North: IND/P  
South: Placer County - Open Space (O)  
East: IND/P  
West: IND/P

**REQUEST:**

The applicant is proposing to construct a 2,700 square foot addition on the east end of Century Lighting Bldg #4 (Attachments 1 & 2). The 45' x 60' addition is being provided to handle the additional storage needs of the existing tenant (Sierra Precision Optical) and will replace an outdoor fenced storage area. The addition is proposed as a metal structure, with a masonry block wall on the front (North) elevation and metal walls on the side and rear (see Exhibits C-E).

The City approved a Design Review Permit (DRP) for the existing office/warehouse building on November 6, 1990. The City also approved a Variance for the original building on June 2, 1992 which authorized a 7-foot rear yard setback in lieu of the 15-foot rear yard setback required by the Auburn Airport Industrial Park (AAIP) design standards (Attachment 3).

The applicant's request includes an amendment to the existing DRP to address the site design and architectural changes as well as an amendment to the existing Variance to allow reduced side yard and rear yard setbacks for the building addition (i.e. a 10-foot rear yard setback and 5-foot side yard setback in lieu of the 15-foot side and rear yard setbacks required by the airport design standards).

**ANALYSIS:**

Access –

The project site is developed with complete access to and through the property (Attachment 2; Exhibit B); no new access will be necessary to accommodate the addition. The development has two access points onto Earhart Avenue. Through circulation is provided by two north/south drive aisles and to east/west connecting aisles. The service roll door for the building addition will be aligned with the eastern drive aisle.

The Placer County Fire Department reviewed the site access and determined that it meets or exceeds their requirements.

Improvements -

Existing improvements (curb, gutter, sidewalk) are present along Earhart Avenue. Century Lighting Building #4 is located at the rear of the Century Lighting property and as such will not affect the existing frontage improvements, nor will it require the provision of any new improvements.

Grading –

No site grading will be required for the proposed building addition. The building site is currently covered by an existing concrete pad. Minor trenching/excavation will be required in order to construct the footing necessary to support the proposed building.

Drainage –

The site is currently served by an existing on-site storm drain system. The building addition will not necessitate any new drainage improvements. All drainage from the new building will be directed into the existing system.

Services –

All services are currently available to the project site. No new services improvements will be necessary to serve the building addition.

Parking -

The parking standard for industrial, warehouse, and manufacturing is 1 parking space per 1,000 square feet of gross building area. The total building square footage on the Century Lighting property, including the Bldg 4 addition, is 40,068 square feet. The corresponding parking requirement is forty (40) spaces. The property provides a total of 120 spaces, therefore, the project site significantly exceeds the City's minimum parking standards.

Landscaping –

No new landscaping is proposed in conjunction with this project. An existing hedge row is present along the property line immediately east of the existing outdoor storage area (i.e. the area where the building addition will be constructed). The construction of the walkway around the eastern side of the building addition may necessitate the removal of these shrubs (either in part or in whole). No landscaping is proposed between the building and the south property line.

Staff supports the rationale for not providing additional landscaping in these two areas based on the following:

- The walkway around the building addition is required for fire access.
- No landscaping is provided to the rear of the existing building.



- The building addition is located in the back of the property with little exposure to the public.
- The adjacent project to the east did not provide landscaping along the shared property line.

#### Architectural Plans –

The proposed building elevations for the 2,700 square foot building addition are provided as Exhibit C-E. The addition is proposed as a metal structure, with a masonry block wall on the front (North) elevation and metal walls on the side and rear. The front elevation will include CMU block to match the color and texture of the block used on the existing building. It will also include a matching green block accent trim and a matching green metal roof. The side and rear elevations will be composed of metal walls painted to match the block wall color.

The Planning Commission reviewed the architecture for the proposed addition on January 15, 2013 and moved to support the elevations as presented. No changes have been made to the plans subsequent to the Commission's review.

#### Lighting –

Standard wall-pack units will be installed on each of the Northern, Eastern, and Southern building facades. The fixtures will be consistent with the existing lights on the main building. The standard requirements relating to light and glare have been included with the conditions of approval (Condition 3).

#### Signs –

The applicant is not proposing any signs in association with the addition. Any future signs must comply with both the City's sign ordinance and the AAIP design standards.

#### **Variance**

The design standards for the AAIP include building setback requirements (Attachment 3; page 1). The required side yard setback is 15 feet, as is the required rear yard setback. Based on the location of the existing building and the dimensions of the proposed addition, the resulting side and rear yard setbacks are 5' and 10', respectively.

	Required	Proposed
Side setback (Interior) –	15'	5'
Rear setback (Interior) –	15'	10'

Since both the side and rear setbacks are less than the 15' minimum requirement, the applicant must receive approval of a Variance. Variances may be granted when it can be demonstrated that there are special circumstances/restrictions which may apply to the subject property and/or when

it can be demonstrated that other properties in the area don't have similar limitations. Staff supports the variance request for this project for the following reasons:

1. The City approved a variance for the existing building (Building 4) in 1992. That variance (File VA 92-34) reduced the required rear yard setback from 15' to 7'.
2. The proposed addition encroaches into the rear setback less than the existing building (i.e. proposed building – 5' encroachment; existing building – 8' encroachment).
3. In 2004, the City approved a variance for the Sierra West Industrial Center located immediately to the east of this project site. The variance approved a 10' side yard and 10' rear yard setback in lieu of the required 15' setbacks.
4. The proposed building addition is situated at the very rear of the property. The project has little exposure to the public and has no adjoining properties that would be negatively affected by the request (e.g. the PG&E Rock Creek reservoir is located immediately to the south).

#### **ENVIRONMENTAL DETERMINATION:**

The Auburn Community Development Department reviewed this project for compliance with the California Environmental Quality Act (CEQA) and found it to be Categorically Exempt per Sections 15301 (Existing Facilities) and 15332 (Infill Development) of the CEQA Guidelines.

#### **ATTACHMENTS**

1. Aerial Plan View
2. Site Plans
3. Auburn Airport Industrial Park Standards
4. Photographs – Existing Building & Exterior Storage Area
5. Site Context - Oblique Aerial

#### **EXHIBITS**

- A. Planning Commission Resolution 13-01
- B. Site Plan w/ Detail (Sheet 1/1)
- C. Front Elevation (North)
- D. Side Elevation (East)
- E. Rear Elevation (South)



EARHART AVE

12820

12834

12824

12830

Century Lighting

12840

12852

12810

Sierra West Ind Ctr

12856

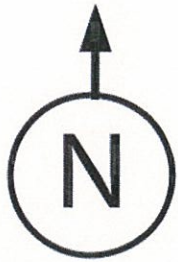
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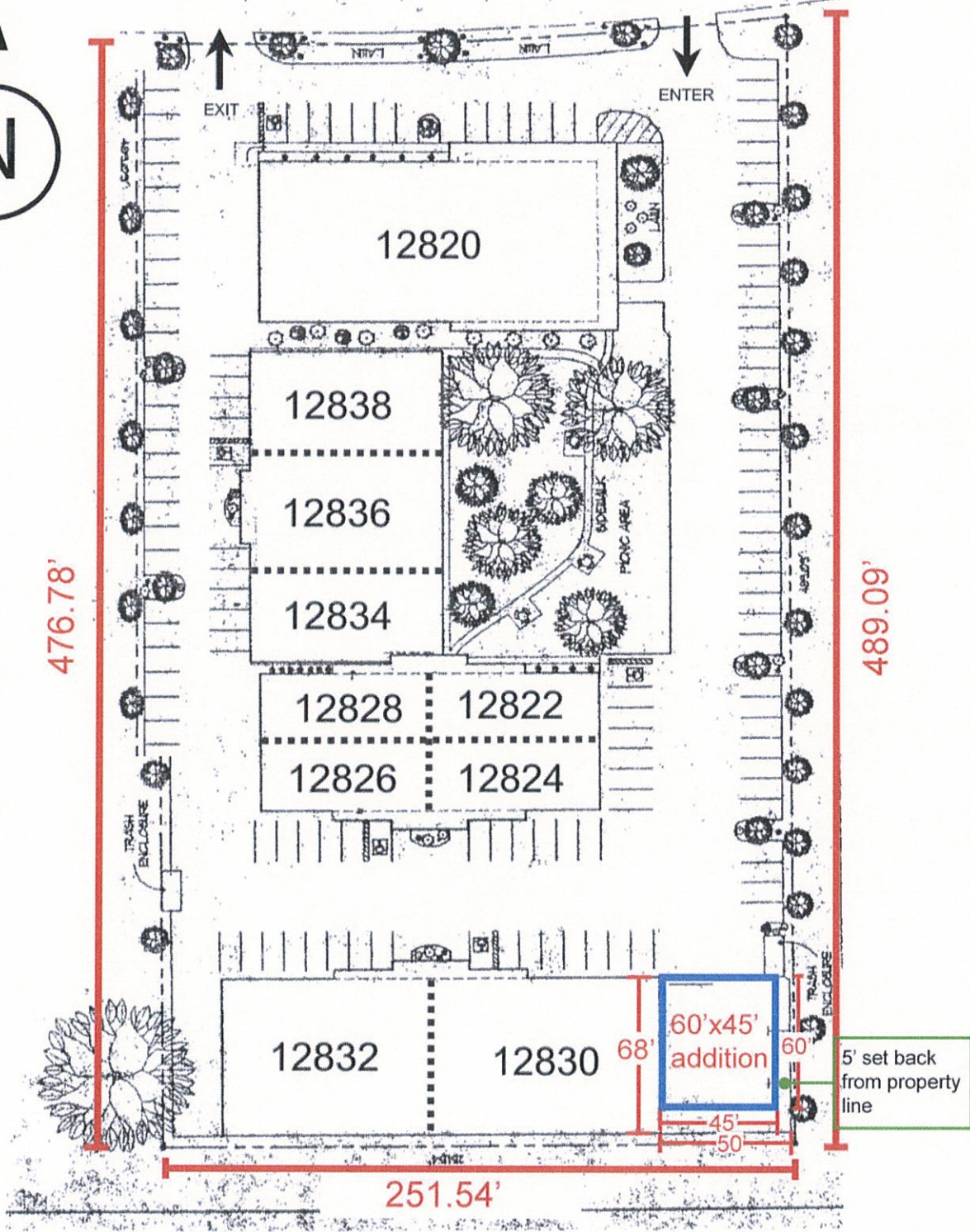
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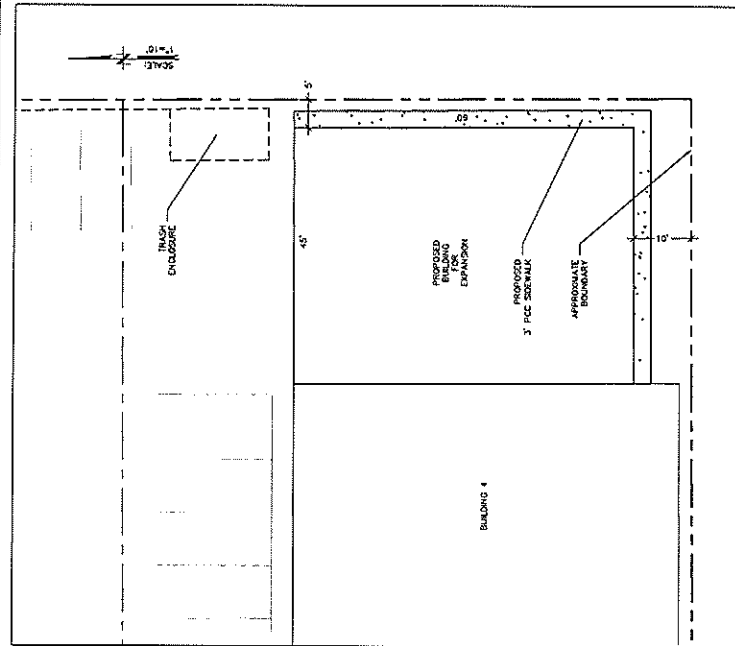
SITE





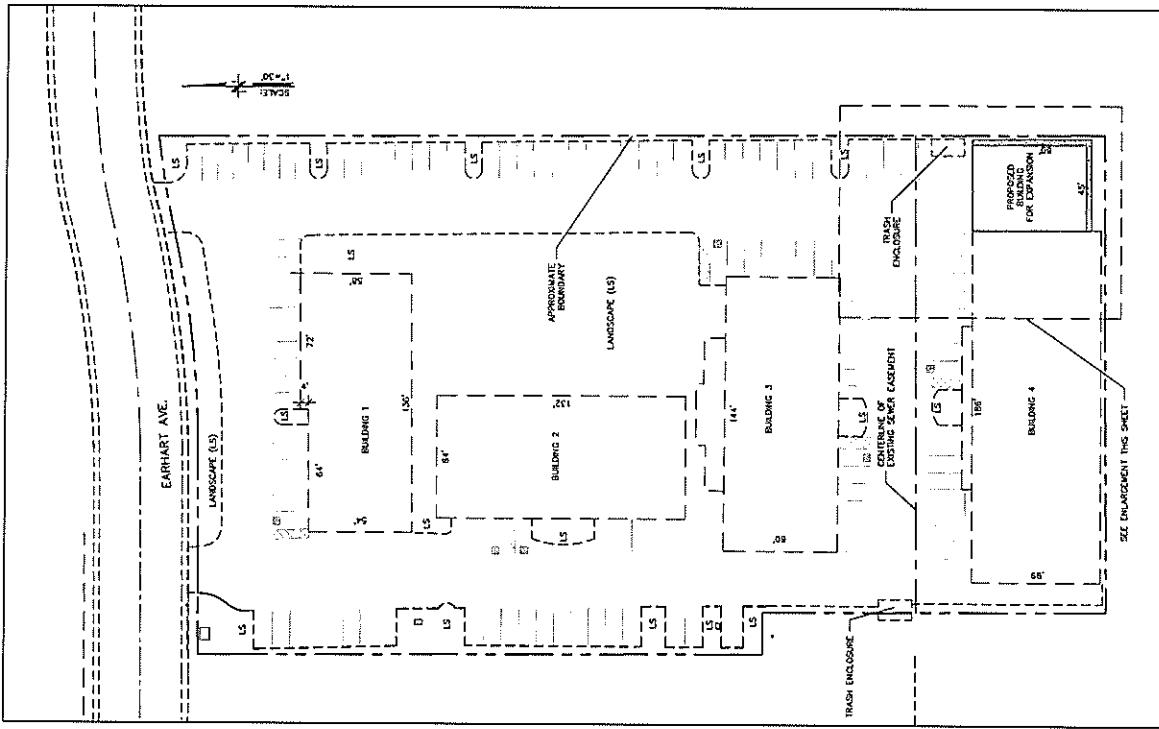
12820 - 12838 Earhart Avenue





**ENLARGEMENT**  
**1"=10'**

LOT 5F	127,876 SF
BUILDING 1 5F	7632 SF
BUILDING 2 5F	8448 SF
BUILDING 3 5F	8640 SF
BUILDING 4 5F	12,648 SF
PRE-PROJECT BUILDING COVERAGE	29.2 %
BUILDING 4 EXPANSION	2700 SF



**SITE PLAN**  
**1"=30'**

## STANDARDS AND REGULATIONS IN AUBURN AIRPORT INDUSTRIAL PARK

All regulations and standards herein proposed shall become a part of all Lease agreements. Failure to comply or maintain compliance will be sufficient cause for termination of said Lease.

### Setbacks from Property Lines

All buildings and structures, excluding identification signs, shall be back from property lines by the following dimensions:

Front (street front) . . . . .	60 feet
Side (interior) . . . . .	15 feet
Side (street) . . . . .	50 feet
Rear (interior) . . . . .	15 feet
Rear (alley/taxiway) . . . . .	10 feet

### Setbacks from Drive

All buildings and structures, including identification signs, shall be set back from driveways and parking area a minimum of five (5) feet.

### Building Coverage

Buildings and structures may cover up to a maximum of fifty percent (50%) of the leased lot or parcel. Accessory buildings are permitted.

### Building Height

The maximum height of all buildings and structures, excluding communications antenna, shall be twenty-five (25) feet.

### Signs

A single identification sign, as a part of the building or freestanding, shall be permitted up to a gross area of sixty (60) square feet (each side if double faced). Maximum height allowable shall be ten (10) feet. A freestanding sign may have a zero (0) foot setback from all property lines.

### Landscaping

Landscaping plans must be submitted and approved prior to the issuance of a Building Permit. Landscaping will be placed according to the following guidelines:

#### Recommend

- Trees over shrubs;
- Ground cover over turf;
- Native plants over exotics;
- Minimal maintenance material;
- Use of contouring and mounding;
- Use of natural and imported rock;
- Permanent automatic irrigation.

#### Require

- Perimeter landscaping;
- Landscape ten (10) foot strip behind sidewalk or fifteen (15) feet behind curb;
- Landscape islands in front and side yard parking areas;
- Landscape five (5) foot strip around buildings (can be integrated with walk);

### Require

Landscape/screen loading dock, outdoor storage, transformer pads and trash containers;  
Auto parking lots to have landscape breaks per the Landscape Ordinance.

### Building Design

Any standard exterior finish is permitted, except corrugated metal. However, the use of earth tones and rock facing is encouraged. Use of metal buildings without complimentary masonry, wood facing or special design is discouraged.

All buildings and signs are to be reviewed by the Planning Commission.

### General Site Design

Parking shall be provided as per the City of Auburn Parking Ordinance. All landscaping will conform to the Landscape Ordinance unless otherwise covered in these regulations. Grading will conform to the Grading Ordinance. All buildings will conform to the adopted U.B.C. All building and required parking drainage will be transported in drain pipe to the storm drain system. Low profile security lighting will be required. No fences or walls over three (3) feet in height will be permitted in any front or street side setback. Requirements contained herein may be modified to accommodate joint use of drives and parking. Commercial concrete driveways are required from curb to property line.



### General Requirements

No material may be stored in front or street side setbacks. No material may be assembled outside of buildings. No on-street parking will be permitted. No equipment parking will be permitted in front or street side setbacks. No building or mobile units may be used for living quarters.

In accordance with the building code, automatic sprinklers are required in all buildings over five thousand (5,000) square feet.









**PLANNING COMMISSION RESOLUTION NO. 13-1**

**CENTURY LIGHTING BLDG #4  
(FILE DRP AMEND 90-15(A) & VA AMEND 92-34(A))**

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**Section 1.** The City of Auburn Planning Commission held a public hearing at its regular meeting of February 5, 2013, to consider approval of a Design Review Permit Amendment and a Variance Amendment for Century Lighting Building #4 at 12830 Earhart Avenue in the Auburn Airport Industrial Park (Files # DRP Amend 90-15(A); VA Amend 92-34(A)). The Design Review Permit Amendment addresses the proposed site design and architecture for a 2,700 square foot building addition, while the Variance request is required to permit encroachment into the side yard and rear yard building setbacks.

**Section 2.** The City of Auburn Planning Commission has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Agenda report prepared by the Community Development Department for the February 5, 2013 meeting.
2. Site plan and elevations submitted by the applicant.
3. Staff presentation at public hearing held on February 5, 2013.
4. Public comments, both written and oral, received and/or submitted at or prior to the public hearing, supporting and/or opposing the applicant's request.
5. All related documents received and/or submitted at or prior to the public hearing.
6. The City of Auburn General Plan, Zoning Ordinance, and all other applicable regulations and codes.

**Section 3.** In view of all of the evidence and based on the foregoing findings, the City of Auburn Planning Commission finds the following:

1. The Auburn Community Development Department reviewed this project for compliance with the California Environmental Quality Act (CEQA) and found it to be Categorically Exempt per Section 15301 (Existing Facilities) and 15332 (Infill Development) of the CEQA Guidelines

**Section 4.** In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission hereby approves the Design Review Permit Amendment and the Variance Amendment for Century Lighting Building #4 at 12830 Earhart Avenue (Files DRP Amend 90-15(A); VA Amend 92-34(A)) subject to the following conditions:

## DESIGN REVIEW PERMIT AMENDMENT (DRP AMEND 90-15(A))

1. The project is approved subject to **Exhibits A-E** on file in the Community Development Department. Minor modifications may be approved subject to review and approval by the Community Development Director.
2. The approval shall be valid for a period of **two (2)** years and shall become null and void on **February 5, 2015** unless an extension is requested and granted from the Planning Commission.
3. Lighting –
  - a. Lighting details shall be provided with the building permit for all exterior fixtures.
  - b. Exterior lighting shall be designed and installed in a manner that will not direct light or glare onto adjoining properties and streets.
  - c. Glare shields shall be installed to direct light downward as necessary. (CDD)
4. The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney's fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this permit, or the activities conducted pursuant to this permit. Accordingly, to the fullest extent permitted by law, Applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney's fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this permit, or the activities conducted pursuant to this permit. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

### Public Works

#### Grading:

5. Dust control specifications shall be included on the improvement plans to minimize dust nuisance during construction.
6. All construction activities shall be limited to the hours as allowed by Title IX, Chapter 93 of the Auburn Municipal Code as follows:
  - a. The performance of any construction, alteration or repair activities which require the issuance of any building, grading, or other permit shall occur only during the following hours:

- i. Monday through Friday: 7:00 a.m. to 6:00 p.m. for the period of June 1 through September 30 of each year, the permissible hours for masonry and roofing work shall be from 6:00 a.m. to 6:00 p.m.
    - ii. Saturdays: 9:00 a.m. to 5:00 p.m.
    - iii. Sundays and observed holidays: 10:00 a.m. to 6:00 p.m.
  - b. Any noise from the above activities, including from any equipment, shall not produce noise levels in excess of the following:
    - i. Saturdays: 80 dba when measured at a distance of twenty-five (25') feet
    - ii. Sundays and observed holidays: 70 dba when measured at a distance of twenty-five (25') feet
  - c. The Building Official may grant a permit for building activities during other time periods for emergency work or extreme hardship. "Emergency work" shall mean work made necessary to restore property to a safe condition following a public calamity or work required to protect persons or property from an imminent exposure to danger. Any permit issued by the Building Official shall be of specified limited duration and shall be subject to any conditions necessary to limit or minimize the effect of any noise.
7. Prior to any work within the City right-of-way, an encroachment permit shall be obtained from the City of Auburn Public Works Department.
8. The applicant shall be responsible for repairing any damage to the existing City roadways sustained as a result of the construction activities associated with this project.

Storm Drainage:

9. The applicant shall use Best Management Practices (BMP's) for the capture of oil and petroleum products from the parking areas. These BMP's shall be subject to Public Works Department approval.

Sanitary Sewer:

10. The applicant shall verify the capacity and competency of the existing sewer laterals, sewer lines and manholes. If manholes or sewer lines are not acceptable, upgrades and/or sewer repairs shall be required by the applicant to the satisfaction of the Public Works Department.
11. The applicant shall submit final plans to Placer County Facility Services for approval.

General:

12. All improvements shall be designed and constructed to current City of Auburn Standards.

13. The applicant, at his sole expense, shall repair existing public and private facilities damaged during the course of construction to the satisfaction of the Public Works Department.
14. A hard copy and digital copy of the as-built drawings for the project shall be submitted to the Public Works Department. The electronic version shall be in AutoCAD drawing format.
15. The developer shall require construction contractors and subcontractors to reduce construction waste by source separating construction materials onsite for recycling or require that all construction debris be delivered to the Placer County Western Regional Materials Recovery Facility where recyclable material will be removed.

#### **Placer County Fire**

16. Access must be maintained to within 150' of all portions of the building. A 5' wide access around the eastern and southern sides of the new storage addition should be provided with a walkway. No storage will be allowed to the rear of the new addition. A minimum 20' wide clear access shall be maintained on the west side of the existing building (i.e. to the southwest corner of the building). Any exterior storage on the west side of the building will need to be removed to provide the 20' minimum width.
17. Fire sprinklers shall be required for the addition. If the existing building does not have fire sprinklers, it will need to be retrofitted to include fire sprinklers.
18. A fire alarm shall be required for the addition. The existing building shall be retrofitted to include a fire alarm if it does not already have one.
19. The project shall pay all required Placer County Fire Department fees.

#### **VARIANCE AMENDMENT (VA AMEND 92-34(A))**

1. The project is approved subject to **Exhibits A-E** on file in the Community Development Department. Minor modifications may be approved subject to review and approval by the Community Development Director.
2. The approved sideyard setback shall be 5'.
3. The approved rear yard setback shall be 10'.

**Section 5.** In view of all the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission, upon motion by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_ hereby approves the building addition for the Century Lighting Building #4 (File DRP Amend 90-15(A) & VA Amend

**92-34(A)) located at 12830 Earhart Avenue subject to the conditions listed above and carried by the following vote:**

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**PASSED AND ADOPTED** this 5<sup>th</sup> day of February, 2013.

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Chair, Planning Commission  
of the City of Auburn, California

ATTEST: \_\_\_\_\_  
Community Development Department

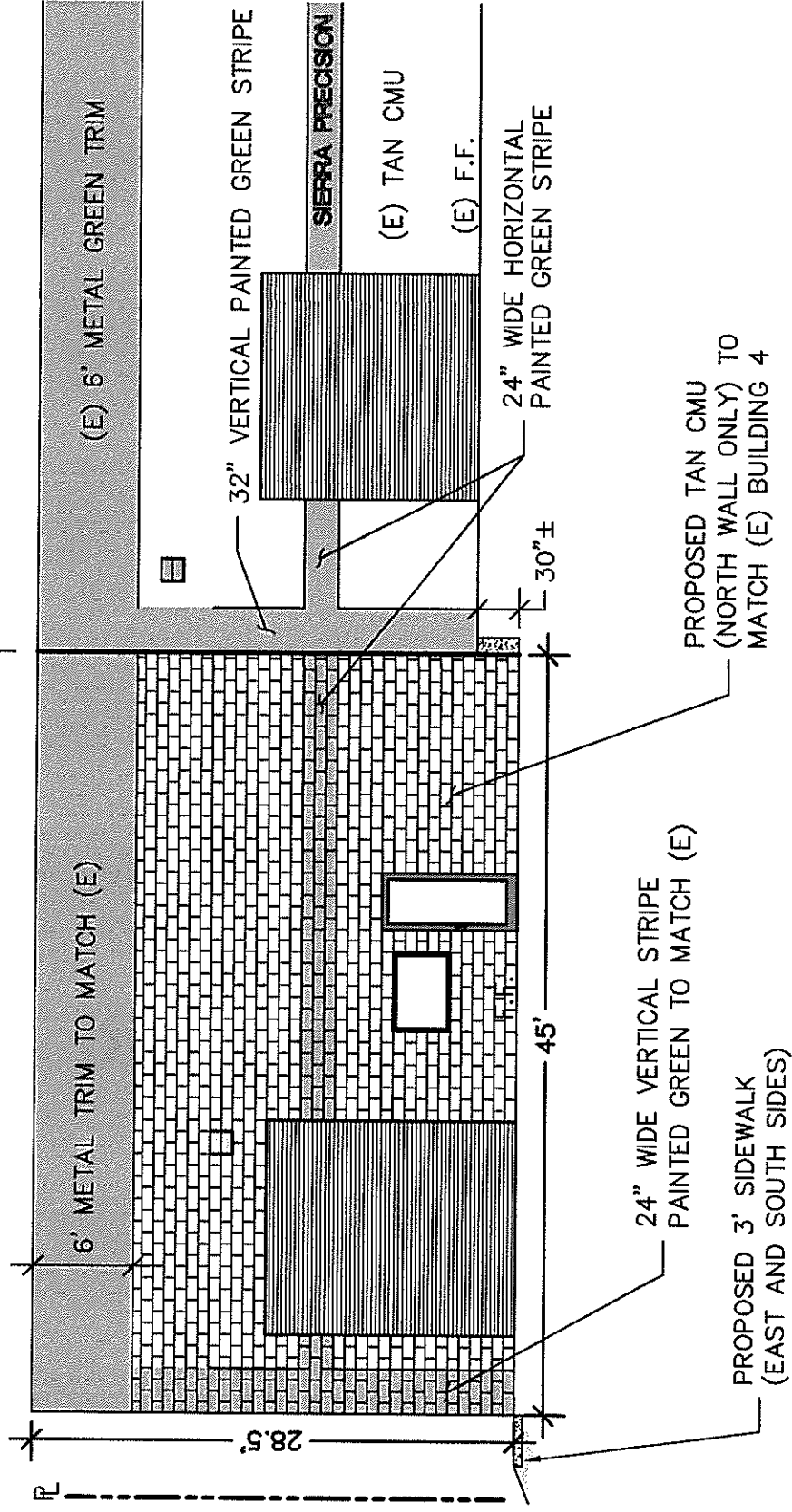


# NORTH ELEVATION

1"=10'

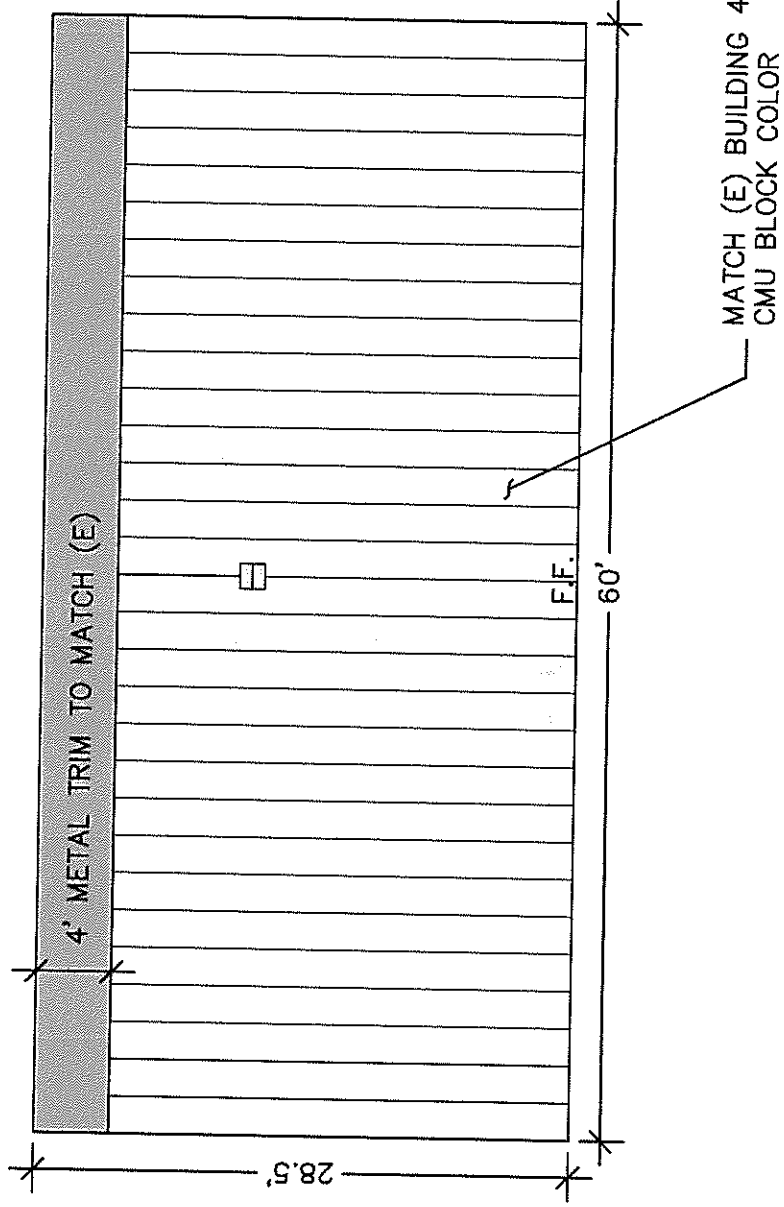
BUILDING 4 EXPANSION CMU BLOCK

EXISTING BUILDING 4 CMU BLOCK



# EAST ELEVATION

1"=10'



# SOUTH ELEVATION

1"=10'

